



Woodcock Holmes
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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the logal title of the property. Buyers not obtain such verification from their solicitors.

35 Wollaston Road
Peterborough, PE3 7JL
£950 Per Month



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Peterborough

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Viewings: By appointment

£950 Per Month

- Entrance Hall

Velux window, radiator, tiled flooring, stairs to first floor, door to:
- Living Room

14'10" x 11'8"

4.54m (14'11") x 3.56m (11'8")

UPVC double glazed window to front, laminate flooring, radiator, inset log burner, door to:
- Kitchen/Diner

14'11" x 6'6"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in electric oven and four ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, tiled flooring, storage cupboard, opening to:
- Rear Porch

Tiled flooring, door to rear garden, door to:
- Cloakroom

UPVC double glazed window to side, fitted with a two piece suite comprising of pedestal wash hand basin and low-level WC, tiled flooring.

- Landing

Radiator, fitted carpet, loft access, doors to:
- Bedroom 1

14'11" x 10'7"

Two uPVC double glazed windows to front, two storage cupboards, radiator, laminate flooring.
- Bedroom 2

11'10" x 7'11"

UPVC double glazed window to rear, radiator, laminate flooring, door to:
- Bathroom

Fitted with a three piece suite comprising of deep panelled bath, vanity wash hand basin with shower over and low-level WC, tiled surround, uPVC double glazed window to rear, heated towel rail, tiled flooring.
- Outside

At the front, there is a garage and a driveway offering off-road parking, along with a side gate that leads to the rear garden. The rear garden features a well-maintained lawn and gravel bordered by mature trees and shrubs.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	67	73
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 